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JAMES H. GOWER

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LAND ABENRY.

IOWA CITY, IOWA.

JAMES H. GOWER, the senior partner of our firm, has been for ten years engaged in selecting, purchasing, and selling lands in lows, and has proved it to be a very lucrative business, and as far as he has been advised, no person for whom he has transacted business, has failed to realize large profits from the investment,

By will continue the busine s of selecting, purchasing and selling lands, and locating land warrants on commission or will-take a stare of the profits for compensation; thereby becoming personally interested in the location or purchase, and get no compensation nuless the investment results in a profit. He proposes this to remove all doubt in the minds of strangers, that he will give to the busines, his personal attention.

Charges for selecting lands, purchasing the same, or locating land war-

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In every case specie funds or land warrants must be furnished to me at Iowa City. Drafts or checks on all good banks in the eastern cities, are usually worth about their par value in specie; but to provide against contingencies if a party desire a quarter section, or 100 acces of land, we would recommend him to forward a check for \$220 00 which would pay for the land \$200 00; commission, \$15 00; also one dollar for a plat of the township in which the land is situated; and still leave \$4 00 for contingencies, which, if not required, could be applied to the payment of taxes on the land. Parties forwarding land warrants for location, must be particular that the transfers are strictly in conformity with the instructions from the General Land Office, (forms for which are hereto appended.) as any discrepancies in the forms, or in spelling the names, will endanger the successful location of the warrant. It will be recollected that the fee for locating 40 acre warrants, is \$1 00 each; \$0 acres, \$2 00; 160 acres \$4 00; which must be paid into the office. Parties sending warrants for locations, had better send with each 40 acre warrant \$800; 80 acre warrant \$1300; 160 acre warrant \$2000; which will pay commission, office fee and one dollar to meet contingencies. Parties wishing locations or purchases made and have the expenses econdent rgen the profits of the investment, need make no provision for payment of commission but for fees only. I repeat new what I said in the commencement; that this is a rare chance—a sure thing!!! There is no place on earth like lows, and persons the commencement that this is a rare chance—a rate that the operation is no part of the advantages and prospects, little realize the operationity now presented for profitable investment and for securing valuable lands. Parties sending warrants by mail must be particular to preserve a record of the No. of the warrant, under what act of Congress issued, to whom issued and when issued, so that in the even of loss, new warrants can be obtained. Great care must be observed in giving the name of the l'ost Office, county and State. The receipt of warrants or money will be acknowledged by the next return mail, and the locations or purchase made and reported in the shortest possible time. If at any time any party for whom I purchase lands or locate land warrants, should prefer to have their money back with ten per cent interest per annum for the time it will have been employed, I will within 3) days after receiving such notice, pay said amount and interest, upon receiving a title to said land. I will also sell warrants at the best market rates, and remit proceeds promptly, in draft, on J. Thompson. Banker No. 2, Wall street, N. Y. I desire parties to feel assured that there is no risk in enguging in this business to any extent they may desire.

Powsons receiving this circular, especially Cashiers of Banks, will confer a favor by calling to it the attention of all who wish to operate in Iowa lands, either with land warrants or money. We have now for sale 20,000 acres of very choice lands, selected many years ago, and situated in the oldest and best settlements in the state. Terms easy.

## REFERENCES:

GEO. W. McClearr, Secretary of State, Iowa City, Iowa Sylvester, Harrison & Bro. Pub. Iowa Capital Reporter. Axson Hant, Register State Land Office, "

Messrs, Blanchard, Converse & Co., Poston, Mas: JOH: CLARK, Register, & Government Land Office, G. FOLSOM, Receiver,

" JOHN A. ROBLING, Fsq. Civic Engineer Trenton, N. J. C COO , SARGENT, & DOWNEY, Bankers, Iowa City, Cen. LESLIE COME., Pres'dent of Lex. & Dan. R. R. Ky. Culi Entson & RENO,

James H. Gower & Co., Merchants and Land Agents, Iowa City, Iowa.

For value received, I. A. B. to whom the within warrant, No. — was issued do hereby sell and assign unto C. D.

6. — Comity and State of — and to fis-fields and assign severey, the said warrant, and authorise him to beare the same, and receive a parent therefor. Witness my hand and seal this — day of —— A. D., 1855.

A. B. [Saac] — A. B. [Saac] ATTEST, B. F. G. H. STATE OF —— COUNTY —— On this — day of —— in the year, A. B. —— before we personally come A. .

B. to me well known and a chrowt-lighed the foregoing assignment to be intered and deef; and I certify that the said a, B. in the bleat cell prises to you foun the within warrant issued, and who executed the Toregoing assignment Signed, H. H. Form of certificate of the Clerk of Court or Judge. cortife that whose E stune signature is affixed to the above acknowledgment, was at the time of signing the sam a james of the peace, for nother public, or other officer) duly authorized by law to take such acknowledgeman, and that full fach and credit are due to all his official acts as such. Given under my hand and the seal of 36 6 6 hattenden A-B-, Clerk or the Court of the County aforesaid James H. Comer & Co. Wirelans Set Line Sprint four